

Executive Summary Report

Characteristics Based Market Adjustment for 2003 Assessment Roll

Area Name / Number: East Lake Forest Park and West Kenmore/ 4

Previous Physical Inspection: 2000

Sales - Improved Summary:

Number of Sales: 411

Range of Sale Dates: 1/2001 - 12/2002

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2002 Value	\$108,600	\$162,200	\$270,800	\$292,000	92.7%	10.24%
2003 Value	\$114,600	\$174,900	\$289,500	\$292,000	99.1%	9.62%
	+\$6,000	+\$12,700	+\$18,700		+6.4%	-0.62%
% Change	+5.5%	+7.8%	+6.9%		+6.9%	-6.05%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.62% and -6.05% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2002 Value	\$112,300	\$161,400	\$273,700
2003 Value	\$118,600	\$173,800	\$292,400
Percent Change	+5.6%	+7.7%	+6.8%

Number of improved Parcels in the Population: 4823

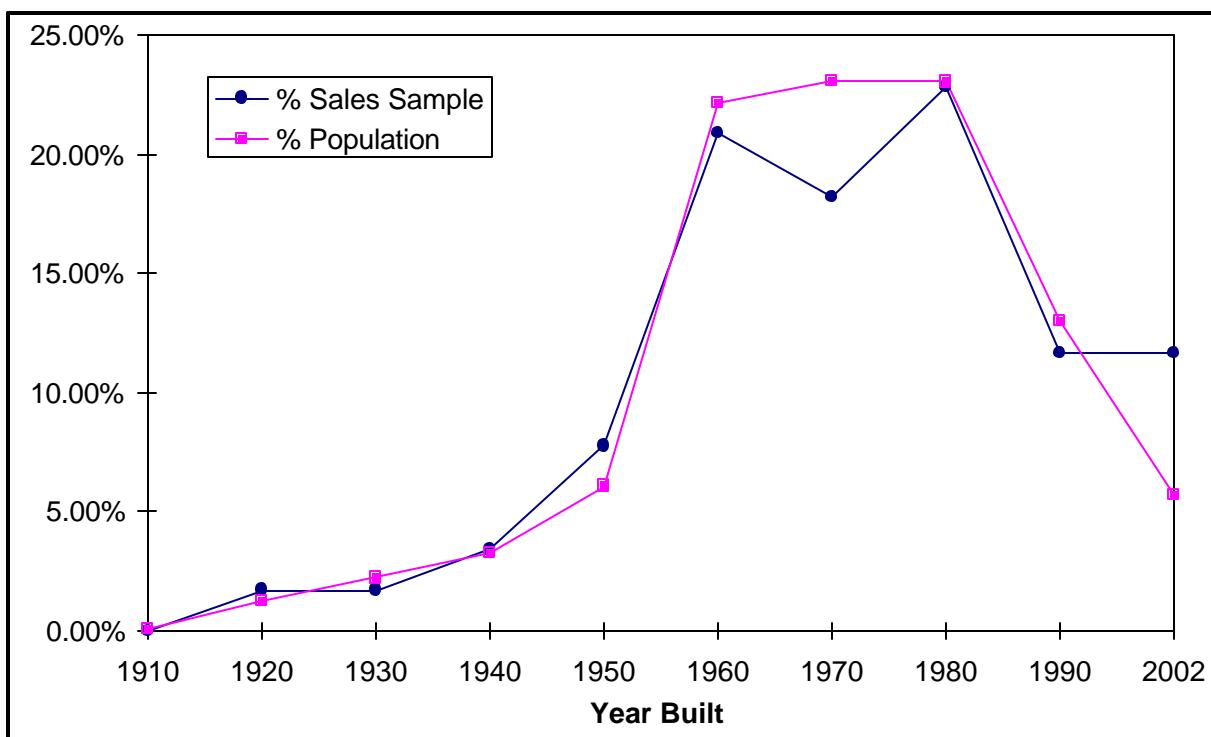
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, the assessment ratios (assessed value/sale price) were lower than other parcels for two plats and for parcels with lot size greater than 24000 square feet and the formula adjusted them upward more than the others. Parcels in Subarea 4 and those coded with topography warnings were higher than others and the formula adjusted them upward less than others.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	0	0.00%
1920	7	1.70%
1930	7	1.70%
1940	14	3.41%
1950	32	7.79%
1960	86	20.92%
1970	75	18.25%
1980	94	22.87%
1990	48	11.68%
2002	48	11.68%
	411	

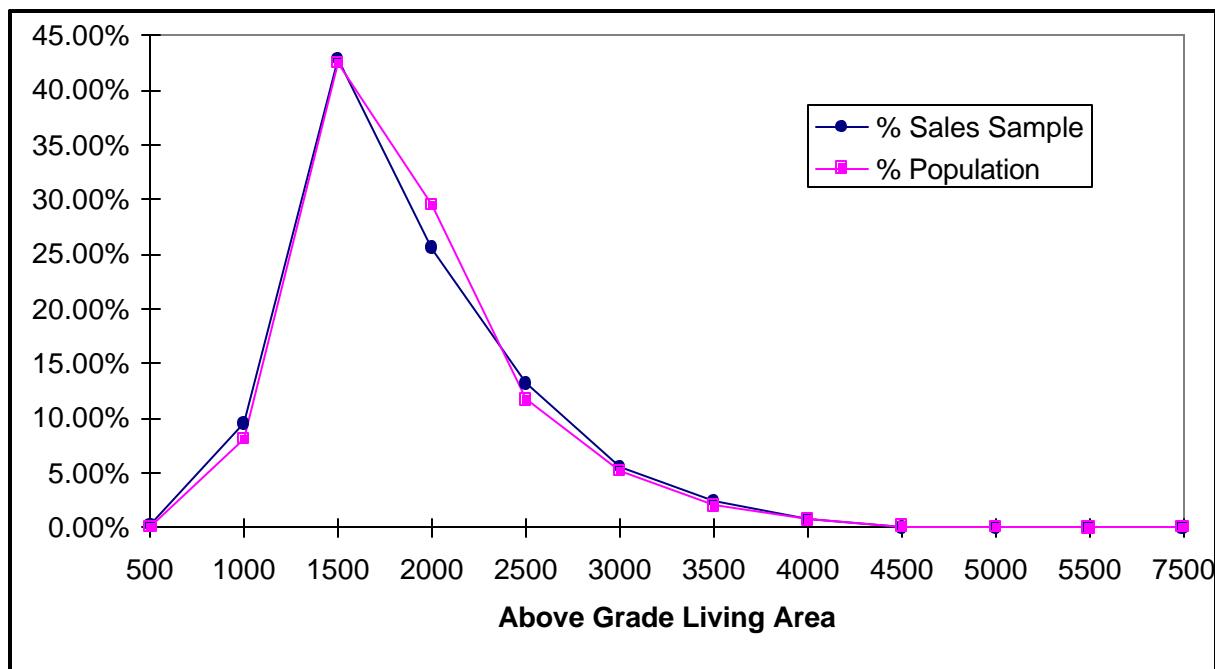
Population		
Year Built	Frequency	% Population
1910	3	0.06%
1920	61	1.26%
1930	108	2.24%
1940	158	3.28%
1950	293	6.08%
1960	1069	22.16%
1970	1114	23.10%
1980	1113	23.08%
1990	629	13.04%
2002	275	5.70%
	4823	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. Sales of homes built in the 1960s are somewhat underrepresented with respect to the population.

Sales Sample Representation of Population - Above Grade Living Area

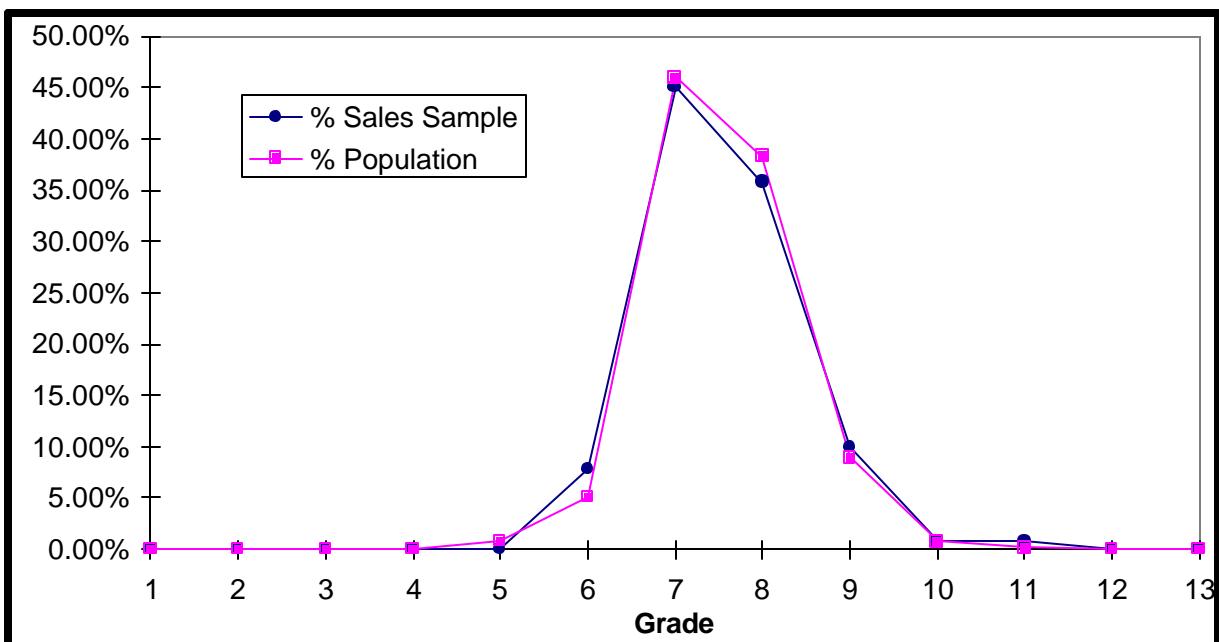
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	1	0.24%	500	4	0.08%
1000	39	9.49%	1000	392	8.13%
1500	176	42.82%	1500	2047	42.44%
2000	105	25.55%	2000	1423	29.50%
2500	54	13.14%	2500	565	11.71%
3000	23	5.60%	3000	251	5.20%
3500	10	2.43%	3500	97	2.01%
4000	3	0.73%	4000	35	0.73%
4500	0	0.00%	4500	6	0.12%
5000	0	0.00%	5000	2	0.04%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	1	0.02%
	411			4823	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

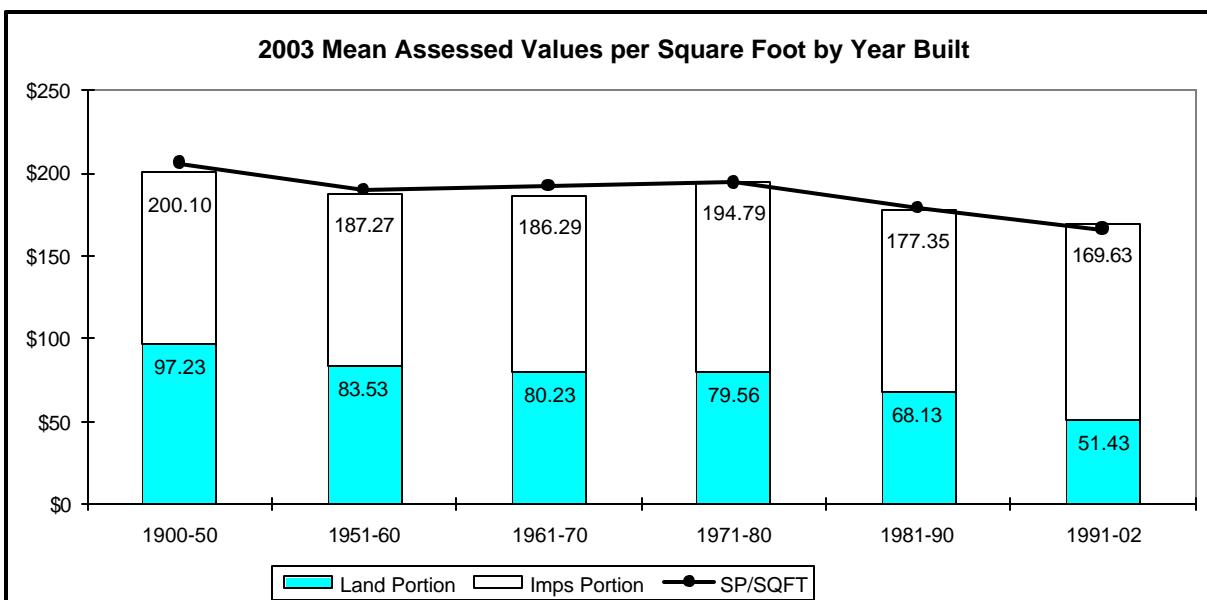
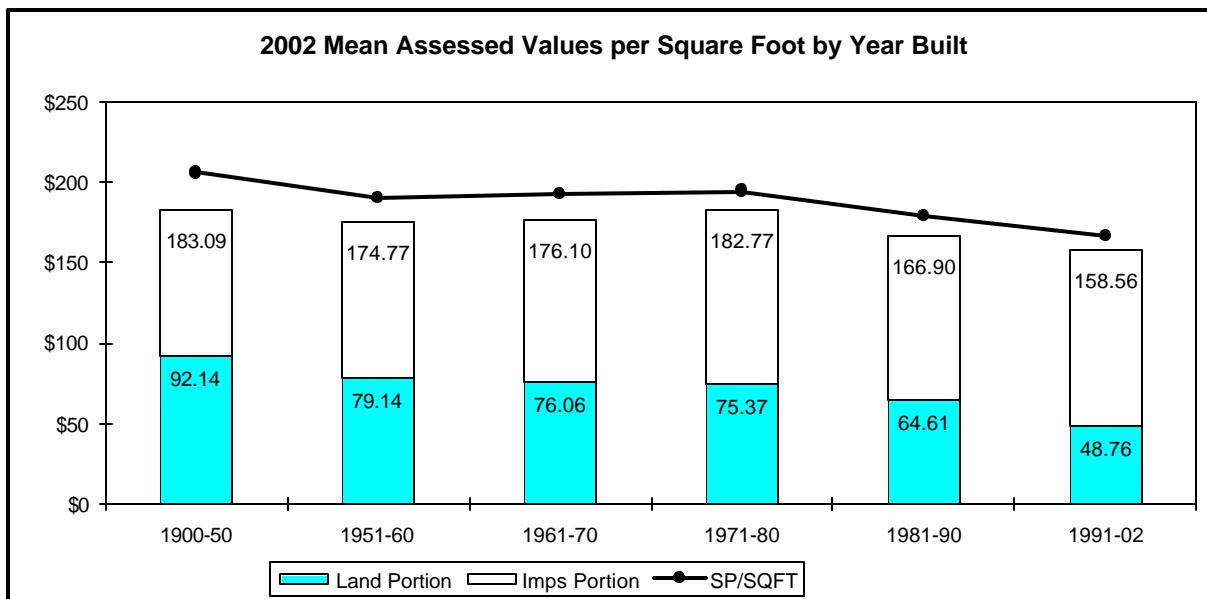
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	0	0.00%	5	39	0.81%
6	32	7.79%	6	246	5.10%
7	185	45.01%	7	2216	45.95%
8	147	35.77%	8	1847	38.30%
9	41	9.98%	9	431	8.94%
10	3	0.73%	10	37	0.77%
11	3	0.73%	11	7	0.15%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
	411			4823	



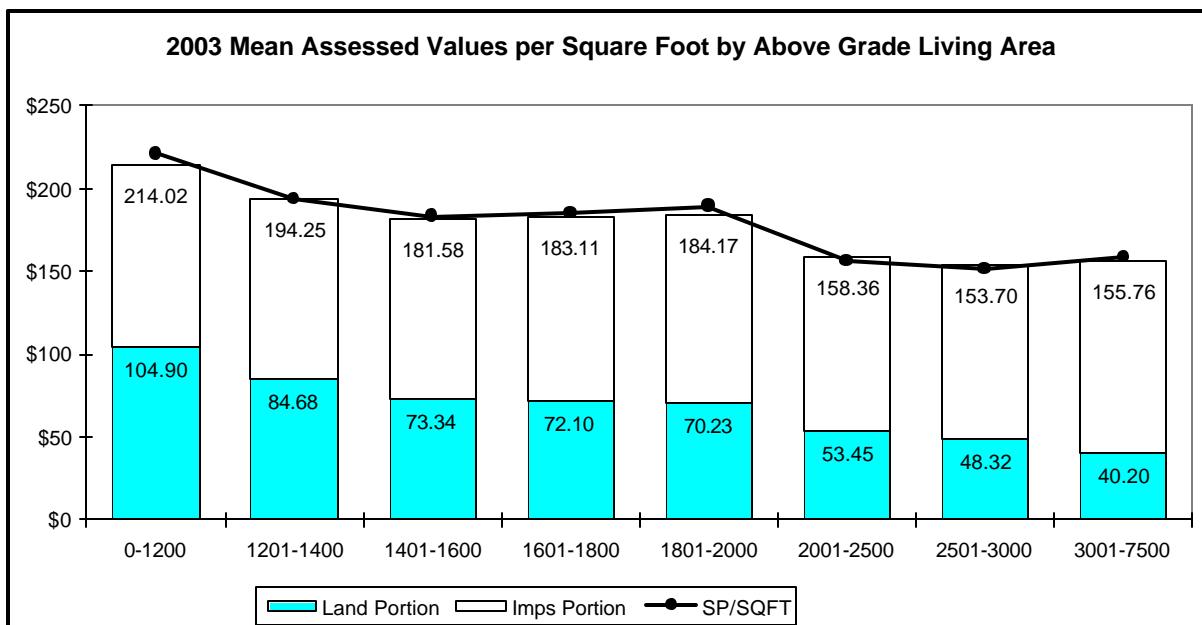
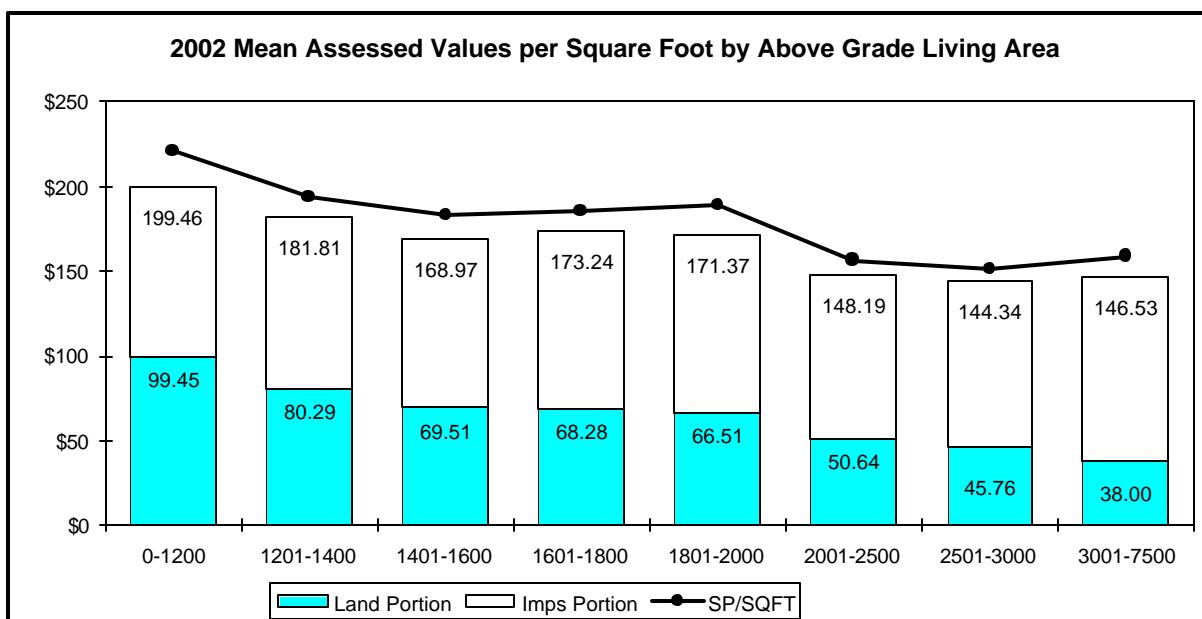
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2002 and 2003 Per Square Foot Values
By Year Built or Year Renovated**



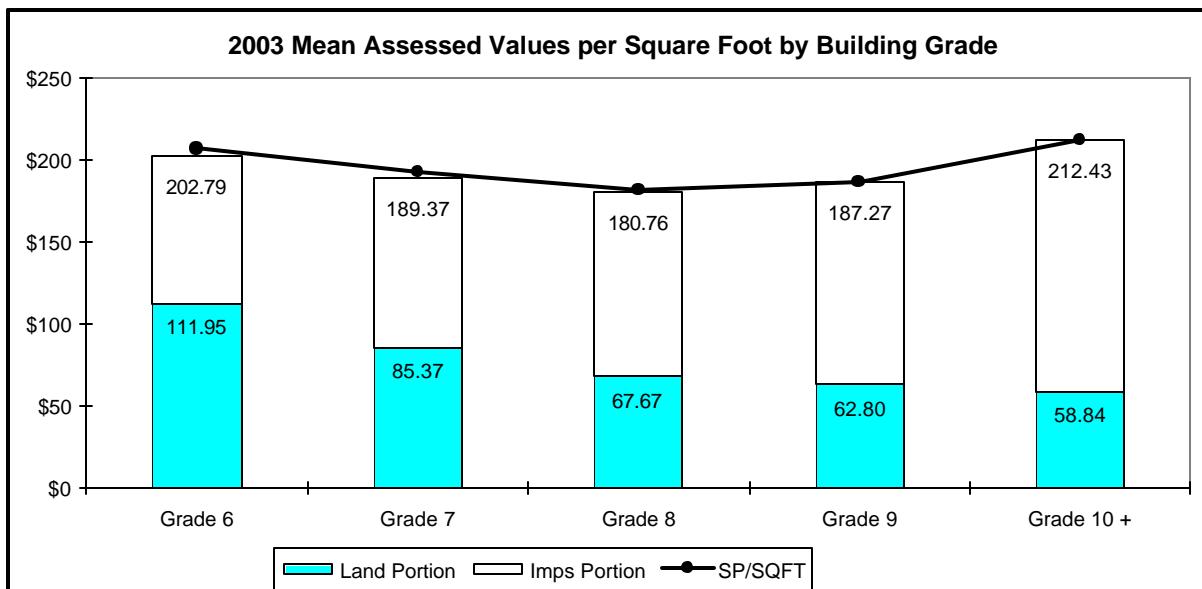
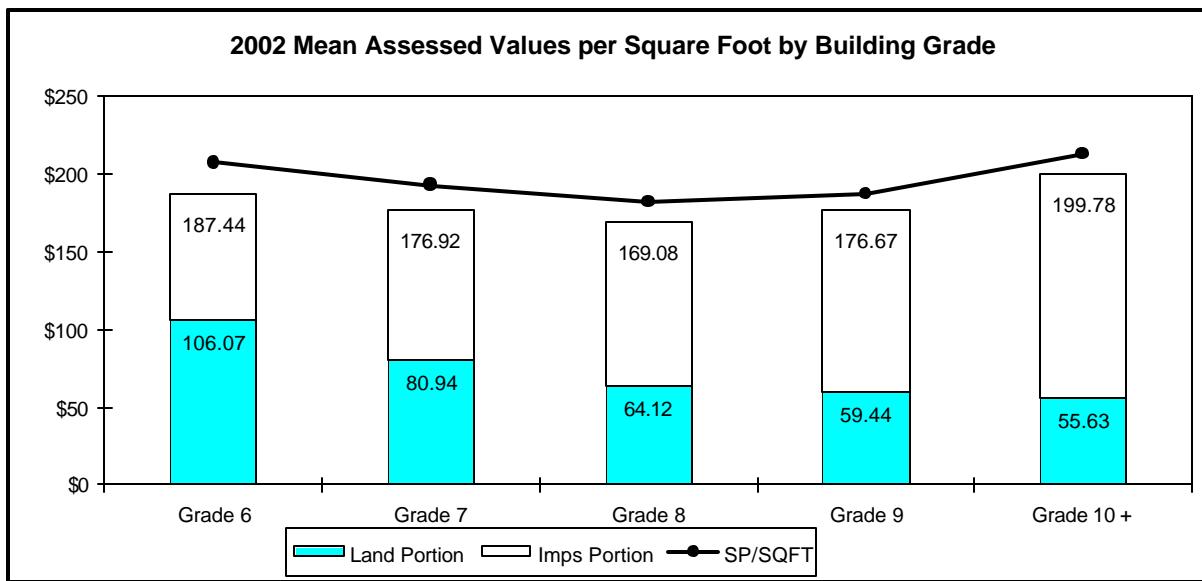
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

**Comparison of 2002 and 2003 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

**Comparison of 2002 and 2003 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Based on 11 usable land sales available in the area, their 2002 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 5.6% increase in land assessments in the area for the 2003 Assessment Year. The formula is:

2003 Land Value = 2002 Land Value x 1.06, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 411 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2002 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis revealed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, the assessment ratios (assessed value/sale price) were lower than other parcels for two plats and for parcels with lot size greater than 24,000 square feet and the formula adjusted them upward more than the others. Parcels in Subarea 4 and those coded with topography warnings were higher than others and the formula adjusted them upward less than others.

The derived adjustment formula is:

2003 Total Value = 2002 Total Value / (0.935225 + 0.02333411 (if Subarea= 4) - 0.1026999 (if Major = 866590) - 0.08664307 (if Major = 402410 and YrBltRen < 1990) - 0.06065345 (if lot size is greater than 24,000 square feet) + 0.05137388 (if land is coded with Topographical Problems))

The resulting total value is rounded down to the next \$1,000, *then:*

2003 Improvements Value = 2003 Total Value minus 2003 Land Value

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2003 Land Value + Previous Improvement Value * 1.069)
*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2003 Land Value + Previous Improvement Value * 1.069).
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
*If residential properties exist on commercially zoned land, there is no change from previous value. (2003 total value = 2002 total value)

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample.. The resulting total value is calculated as follows:

2003 Total Value = 2003 Land Value + Previous Improvement Value * 1.069, with results rounded down to the next \$1,000

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 4 Annual Update Model Adjustments

2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

6.9%

Topography	Yes
% Adjustment	-5.6%
Lot Size > 24000 (not in Plat 1 or 2)	Yes
% Adjustment	7.4%
Subarea 4	Yes
% Adjustment	-2.6%
Plat 1, Major 866590	Yes
% Adjustment	13.2%
Plat 2, Major 402410, imps built <1990	Yes
% Adjustment	10.9%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

The largest increases would be for parcels with Major 866590 on a lot that is not significantly affected by topography. They would *approximately* receive a 20.1% upward adjustment (13.2% plat + 6.9% overall). There are 131 parcels in this category (15 sales).

Parcels with Major 402410, built before 1990, no topography, would receive an approximate increase of 17.8% (10.9% plat + 6.9% overall). There are 96 parcels in this category (10 sales).

Neither plat is located in Subarea 4. Lots in either plat with greater than 24,000 square feet do not receive the adjustment for large lot size.

There are 522 properties coded with significant topography and 49 sales.

Approximately 59% of the population of 1 - 3 family residences is adjusted by the overall alone.

Area 4 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
866590	Trafford Park	21	187	11.2%	SW & SE-4-26-4	1	5-9	1920 thru 1999	NE 178th St and 25th Ave NE
402410	Lk Forest Park 3rd Addition	16	146	11.0%	NW & NE-9-26-4	1	5-9	1920 thru 2002	Forest Park Dr NE and 26th Ave NE

Area 4 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.991.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
6	32	0.933	0.998	6.9%	0.958	1.038
7	184	0.915	0.980	7.1%	0.967	0.994
8	148	0.945	1.006	6.4%	0.990	1.021
9	41	0.910	0.975	7.2%	0.947	1.003
10	3	0.967	1.083	12.0%	0.865	1.301
11	3	0.950	0.989	4.1%	0.716	1.261
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1900-1940	28	0.920	0.979	6.5%	0.948	1.010
1941-1950	32	0.918	0.989	7.7%	0.947	1.031
1951-1960	86	0.945	1.011	7.1%	0.992	1.031
1961-1970	73	0.920	0.980	6.6%	0.956	1.004
1971-1980	94	0.926	0.988	6.7%	0.968	1.008
1981-1990	48	0.906	0.971	7.2%	0.946	0.997
1991-2000	28	0.923	0.995	7.9%	0.957	1.034
>2000	22	0.966	1.016	5.2%	0.977	1.054
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Average	339	0.927	0.990	6.9%	0.980	1.001
Good	65	0.930	0.995	7.0%	0.971	1.020
Very Good	7	0.935	0.994	6.3%	0.896	1.092
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	299	0.926	0.990	7.0%	0.979	1.002
1.5	21	0.939	0.995	6.0%	0.954	1.037
2	91	0.931	0.993	6.7%	0.975	1.012
Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<801	12	0.936	1.003	7.1%	0.931	1.076
801-1000	28	0.906	0.967	6.7%	0.925	1.009
1001-1500	175	0.923	0.987	6.9%	0.973	1.002
1501-2000	103	0.943	1.005	6.6%	0.986	1.024
2001-2500	57	0.913	0.979	7.2%	0.955	1.002
2501-3000	23	0.949	1.008	6.2%	0.971	1.045
3001-4000	13	0.929	1.005	8.2%	0.952	1.057

Area 4 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.991.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

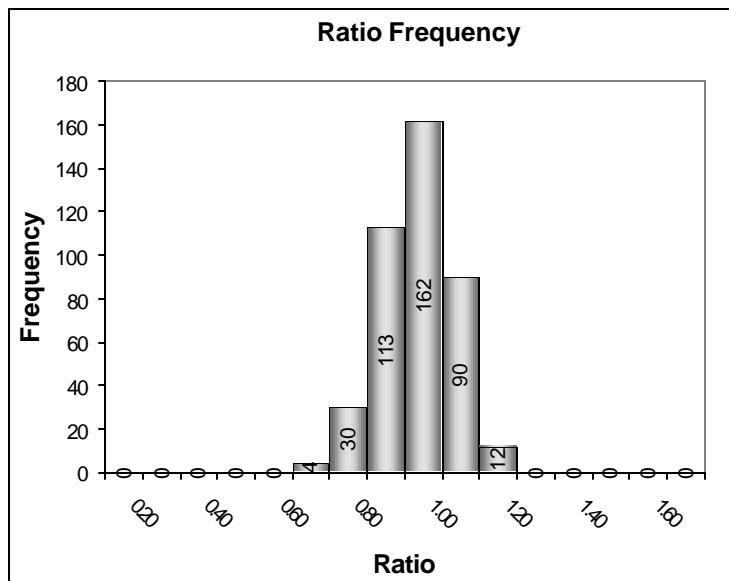
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2002		Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
		Weighted Mean	2003 Weighted Mean			
N	360	0.926	0.990	6.9%	0.980	1.000
Y	51	0.939	1.000	6.5%	0.972	1.028
Sub	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
1	150	0.908	0.990	9.0%	0.974	1.005
2	67	0.918	0.984	7.2%	0.957	1.011
3	124	0.935	0.996	6.5%	0.979	1.013
4	70	0.957	0.993	3.8%	0.973	1.013
Lot Size	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
4000-8000	93	0.923	0.994	7.7%	0.977	1.010
8001-12000	181	0.931	0.990	6.3%	0.977	1.004
12001-16000	62	0.959	1.012	5.5%	0.987	1.037
16001-20000	34	0.923	0.970	5.1%	0.928	1.012
20001-24000	13	0.931	0.971	4.3%	0.901	1.041
24001-30000	9	0.844	0.952	12.8%	0.833	1.070
>30000	19	0.879	0.996	13.3%	0.945	1.047
Topo Problems	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
N	362	0.923	0.991	7.4%	0.981	1.001
Y	49	0.960	0.990	3.1%	0.963	1.016
SqFtLot > 24000	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
N	386	0.933	0.992	6.4%	0.983	1.002
Y	25	0.865	0.977	13.0%	0.924	1.030
Plats, Major	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
866590	21	0.847	0.997	17.7%	0.952	1.043
402410 < 1990	12	0.880	1.011	14.9%	0.953	1.070

Annual Update Ratio Study Report (Before)

2002 Assessments

District/Team: NW / Team - 2	Lien Date: 01/01/2002	Date of Report: 4/24/2003	Sales Dates: 1/2001 - 12/2002
Area 4	Appr ID: tkru	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 411			
Mean Assessed Value	270,800		
Mean Sales Price	292,000		
Standard Deviation AV	85,277		
Standard Deviation SP	97,527		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.934		
Median Ratio	0.937		
Weighted Mean Ratio	0.927		
UNIFORMITY			
Lowest ratio	0.641		
Highest ratio:	1.190		
Coefficient of Dispersion	8.16%		
Standard Deviation	0.096		
Coefficient of Variation	10.24%		
Price Related Differential (PRD)	1.007		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.926		
<i>Upper limit</i>	0.946		
95% Confidence: Mean			
<i>Lower limit</i>	0.925		
<i>Upper limit</i>	0.943		
SAMPLE SIZE EVALUATION			
N (population size)	4823		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.096		
Recommended minimum:	15		
Actual sample size:	411		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	201		
# ratios above mean:	210		
Z:	0.444		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



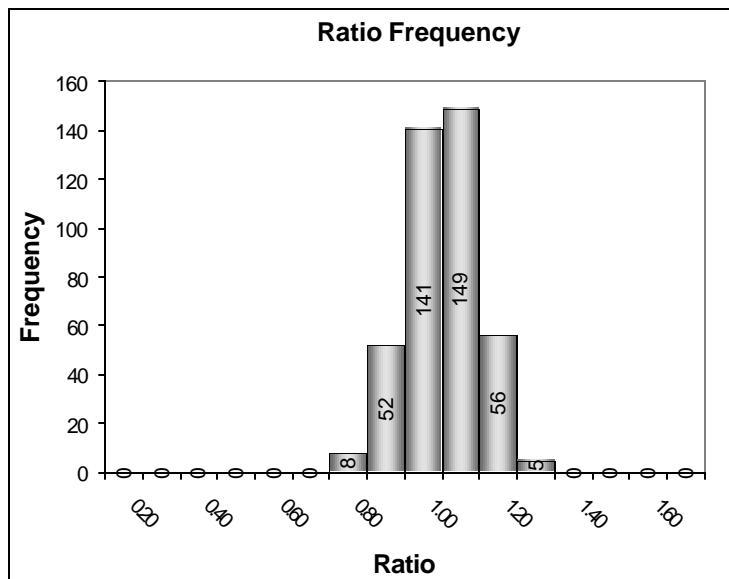
COMMENTS:

1 to 3 Unit Residences throughout area 4

Annual Update Ratio Study Report (After)

2003 Assessments

District/Team: NW / Team - 2	Lien Date: 01/01/2003	Date of Report: 4/24/2003	Sales Dates: 1/2001 - 12/2002
Area 4	Appr ID: tkru	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 411			
Mean Assessed Value	289,500		
Mean Sales Price	292,000		
Standard Deviation AV	92,003		
Standard Deviation SP	97,527		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	1.002		
Weighted Mean Ratio	0.991		
UNIFORMITY			
Lowest ratio	0.713		
Highest ratio:	1.272		
Coefficient of Dispersion	7.67%		
Standard Deviation	0.096		
Coefficient of Variation	9.62%		
Price Related Differential (PRD)	1.007		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.988		
Upper limit	1.013		
95% Confidence: Mean			
Lower limit	0.989		
Upper limit	1.007		
SAMPLE SIZE EVALUATION			
N (population size)	4823		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.096		
Recommended minimum:	15		
Actual sample size:	411		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	201		
# ratios above mean:	210		
Z:	0.444		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 4

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	402410	1940	09/02	170000	480	0	6	1931	4	7400	N	N	18041 - 25th AV NE
1	263690	0045	08/02	200000	710	0	6	1949	4	22000	N	N	20119 - 30th AV NE
1	397290	0308	11/02	160000	720	0	6	1931	3	8204	N	N	1644 NE Perkins WY
1	397170	2154	09/02	166000	760	0	6	1946	3	6804	N	N	19002 - 15th AV NE
1	397170	1687	02/02	162000	770	0	6	1938	4	7200	N	N	1610 NE 192nd ST
1	402410	1636	05/01	171500	770	0	6	1948	3	7680	N	N	18303 - 28th AV NE
1	742310	0060	01/02	145000	770	0	6	1964	3	12328	N	N	19504 - 23rd AV NE
1	402410	1625	09/01	182000	850	0	6	1948	3	8160	N	N	18044 - 25th AV NE
1	402290	1551	06/01	215000	860	0	6	1920	4	12733	N	N	19826 - 32nd AV NE
1	402410	1425	03/02	207400	900	0	6	1948	3	9600	N	N	18222 - 24th AV NE
1	866590	0328	08/01	173997	950	0	6	1954	3	9424	N	N	19209 Ballinger WY NE
1	397170	1970	05/01	174500	960	0	6	1938	4	9250	N	N	19210 - 18th AV NE
1	397290	0075	06/02	205000	1010	0	6	1940	4	6250	N	N	1633 NE 190th ST
1	397290	0180	11/01	145000	1010	0	6	1935	3	7000	N	N	1811 NE 189th ST
1	263690	0044	05/02	191000	1060	0	6	1954	3	6820	N	N	20103 - 30th AV NE
1	378210	0095	07/02	186500	1080	0	6	1955	3	9450	N	N	20303 - 22nd AV NE
1	418190	0075	08/02	224950	1390	0	6	1950	4	7500	N	N	18906 - 32nd AV NE
1	866590	0240	05/02	254900	1420	0	6	1946	3	5865	N	N	19017 Lago PL NE
1	402410	1544	03/01	223450	1450	0	6	1950	4	10920	N	N	17820 - 24th AV NE
1	397170	2037	07/02	265000	1500	0	6	1984	3	9174	N	N	19001 - 18th AV NE
1	418190	0060	09/01	236000	1630	0	6	1950	4	7200	N	N	18920 - 32nd AV NE
1	866590	0185	08/01	212500	660	0	7	1926	4	17462	N	N	2017 NE Perkins WY
1	378270	0115	02/01	150000	790	0	7	1954	3	9660	N	N	2708 NE 204th ST
1	397290	0260	05/01	185000	860	0	7	1976	3	5714	N	N	1601 NE 189th ST
1	397170	1900	05/01	219000	860	790	7	1977	3	7500	N	N	1816 NE 190th ST
1	397170	1899	11/01	229950	860	790	7	1977	3	7500	N	N	1822 NE 190th ST
1	397290	0420	05/01	249000	860	790	7	1976	3	5772	N	N	18513 - 16th AV NE
1	866590	0183	05/01	209000	860	0	7	1977	3	7800	N	N	18619 - 20th PL NE
1	866590	0207	09/02	262000	860	280	7	1946	5	7560	N	N	18927 Lago PL NE
1	319790	0055	08/02	241000	890	500	7	1953	3	7260	N	N	18528 - 29th AV NE
1	615290	0308	02/02	168950	930	0	7	1952	3	18550	N	N	18737 Ballinger WY NE
1	378210	0070	07/02	219000	960	0	7	1955	3	8100	N	N	20328 - 21st AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	115561	0010	10/01	193500	960	0	7	1970	3	6501	N	N	3236 NE 204th ST
1	741770	0641	06/02	185000	990	340	7	1947	3	10650	N	N	19620 - 19th AV NE
1	115561	0090	02/02	239900	990	960	7	1970	3	8779	N	N	3205 NE 204th ST
1	402410	1520	05/01	184000	1010	0	7	1952	3	7200	N	N	2424 NE 180th ST
1	263690	0091	06/02	216599	1010	360	7	1963	3	9100	N	N	2535 NE 203rd ST
1	397290	0470	02/02	229000	1030	0	7	1984	3	5442	N	N	1611 NE Perkins WY
1	255590	0370	04/01	177500	1040	0	7	1953	3	8240	N	N	1503 NE 190th ST
1	255590	0355	09/02	250000	1040	770	7	1953	3	9610	Y	N	1503 NE Perkins WY
1	397290	0610	08/01	255000	1040	460	7	1998	3	5062	N	N	1627 NE 186th ST
1	402410	1690	03/01	194500	1040	0	7	1955	4	7750	N	N	1649 NE 185th ST
1	402410	1670	07/02	185000	1040	0	7	1955	3	9997	N	N	18043 - 25th AV NE
1	402290	1350	01/01	200000	1050	500	7	1977	3	14850	N	N	3102 NE 195th ST
1	397290	0115	08/02	214950	1060	0	7	1972	3	6250	N	N	1622 NE 189th ST
1	942550	0035	06/01	223000	1060	600	7	1948	4	7800	N	N	19006 Ballinger WY NE
1	397170	1922	04/02	247500	1060	550	7	1970	3	13500	N	N	19024 - 18th AV NE
1	402290	0841	08/01	212500	1060	0	7	1981	3	9530	N	N	3013 NE 205th ST
1	418190	0085	10/02	287000	1080	810	7	1989	3	12645	N	N	18902 - 32nd AV NE
1	928675	0180	05/01	234950	1080	530	7	1975	3	7176	N	N	19412 - 30th AV NE
1	675270	0030	04/02	217500	1080	720	7	1958	3	9200	N	N	20218 - 20th PL NE
1	397290	0465	01/02	239950	1090	790	7	1984	3	6112	N	N	1630 NE 186th ST
1	742310	0035	02/02	184950	1090	0	7	1955	3	9000	N	N	19534 - 23rd AV NE
1	115560	0010	09/02	245000	1090	500	7	1969	3	10800	N	N	19820 - 30th AV NE
1	397170	1850	06/02	269950	1100	500	7	1980	3	8100	N	N	19057 Lago PL NE
1	010010	0025	11/01	199000	1100	0	7	1955	3	6400	N	N	20308 - 24th AV NE
1	397290	0035	11/01	233500	1130	1130	7	1949	4	6652	N	N	1510 NE Perkins WY
1	396190	0025	01/02	201000	1140	0	7	1954	3	11310	N	N	18545 - 28th AV NE
1	397290	0443	02/02	279950	1160	640	7	1997	3	5417	N	N	1639 NE Perkins WY
1	319790	0075	08/02	279500	1160	640	7	1952	4	13230	N	N	18550 - 29th AV NE
1	397290	0485	10/02	252500	1170	390	7	1956	3	6550	N	N	1625 NE Perkins WY
1	115562	0090	02/01	272950	1170	810	7	1973	3	7207	N	N	19522 - 34th AV NE
1	737420	0020	08/02	240000	1180	860	7	1973	3	7400	N	N	19524 - 21st AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	378270	0120	02/01	162000	1190	0	7	1954	4	9660	N	N	2702 NE 204th ST
1	378210	0015	02/02	216000	1200	0	7	1955	3	8100	N	N	20334 - 22nd AV NE
1	691900	0060	05/01	217500	1200	390	7	1959	3	9709	N	N	2425 NE 182nd PL
1	615290	0401	06/02	264950	1220	600	7	1962	4	9000	N	N	18512 - 32nd PL NE
1	602740	0010	06/01	196000	1220	0	7	1947	4	29568	N	N	19027 Forest Park DR NE
1	402290	1632	05/02	290000	1220	0	7	1942	4	21280	N	N	19565 - 38th AV NE
1	942550	0006	08/01	216000	1230	400	7	1958	3	9600	N	N	19026 Ballinger WY NE
1	928675	0130	02/02	270000	1240	430	7	1975	3	7225	N	N	3025 NE 194th ST
1	397290	0453	06/01	253000	1250	610	7	1998	3	5230	N	N	18623 NE Perkins PL
1	397170	1780	05/02	215000	1250	300	7	1928	4	48787	N	N	19230 Lago PL NE
1	741710	0181	06/02	255000	1250	0	7	1963	3	18225	N	N	19471 Forest Park DR NE
1	115562	0030	05/02	263900	1280	700	7	1973	3	7930	N	N	19509 - 35th AV NE
1	619150	0020	09/02	247580	1280	600	7	1975	3	7680	N	N	3003 NE 192nd ST
1	402290	0510	03/01	244950	1290	600	7	1973	3	15764	N	N	20405 - 37th AV NE
1	207150	0050	06/01	252000	1300	910	7	1960	3	7800	N	N	18418 - 24th AV NE
1	615290	0365	10/02	275000	1300	600	7	1962	3	11000	N	N	18529 - 32nd PL NE
1	669010	0020	03/02	231500	1310	0	7	1982	3	9060	N	N	3209 NE 195th ST
1	742310	0045	08/02	204000	1350	180	7	1958	3	9000	N	N	19524 - 23rd AV NE
1	928675	0140	07/01	270000	1350	670	7	1975	4	7200	N	N	3024 NE 194th ST
1	615290	0270	10/01	270000	1360	790	7	1978	3	14500	N	N	18910 Forest Park DR NE
1	866590	0115	07/01	317000	1360	1270	7	1986	3	7750	N	N	2530 NE Perkins WY
1	397290	0390	10/01	205000	1390	0	7	1984	3	10560	N	N	18605 - 16th AV NE
1	397290	0195	02/02	196000	1390	0	7	1982	3	8333	N	N	18720 - 18th AV NE
1	866590	0315	07/01	218000	1390	0	7	1960	3	10197	N	N	19057 - 21st AV NE
1	619150	0170	03/01	245000	1390	500	7	1975	3	11200	N	N	3020 NE 192nd ST
1	402290	0569	02/02	220000	1390	510	7	1978	3	10454	N	N	3410 NE 202nd ST
1	010010	0030	05/01	205000	1400	0	7	1959	3	6400	N	N	20302 - 24th AV NE
1	866520	0050	04/02	261000	1400	1250	7	1959	4	15960	N	N	2313 NE 191st ST
1	402290	1562	09/02	275000	1410	0	7	1968	3	9135	N	N	19715 - 35th AV NE
1	397290	0080	09/01	200500	1440	0	7	1969	3	6875	N	N	1641 NE 190th ST
1	402410	1421	02/02	229950	1460	0	7	1955	3	7200	N	N	1645 NE 185th ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	664890	0025	09/02	282954	1470	0	7	1969	4	8235	N	N	19835 - 31st AV NE
1	402290	1390	03/02	259950	1490	860	7	1949	3	14280	N	N	3311 NE 202nd ST
1	010900	0050	11/02	255000	1510	0	7	1964	3	9100	N	N	2819 NE 203rd ST
1	319790	0010	05/01	216000	1530	0	7	1952	4	7440	N	N	18517 - 29th AV NE
1	928675	0100	06/02	280000	1530	0	7	1975	3	7200	N	N	3011 NE 194th ST
1	866590	0317	05/02	249950	1560	0	7	1958	3	8265	N	N	19049 - 21st AV NE
1	202700	0080	05/01	225000	1560	0	7	1970	4	8953	N	N	20004 - 32nd AV NE
1	115562	0010	06/01	247700	1570	0	7	1973	3	8322	N	N	19525 - 35th AV NE
1	866590	0117	09/02	255000	1590	0	7	1929	5	13600	Y	N	18529 - 26th AV NE
1	115562	0170	05/01	229977	1600	0	7	1973	3	7052	N	N	3220 NE 195th ST
1	397170	2005	07/02	267000	1620	0	7	1933	4	11500	N	N	19037 - 18th AV NE
1	402290	1497	08/01	260000	1750	0	7	1981	3	6995	N	N	19737 - 35th AV NE
1	866590	0270	09/02	270000	1780	0	7	1946	3	30500	N	N	19016 Forest Park DR NE
1	115562	0080	06/01	306700	2140	0	7	1973	4	11006	N	N	19518 - 34th AV NE
1	615290	0152	05/01	345950	2160	620	7	2000	3	18960	N	N	19023 - 33rd AV NE
1	418190	0081	01/02	250000	2280	0	7	1950	4	8845	N	N	18904 - 32nd AV NE
1	402410	1780	04/02	249950	2290	0	7	1938	3	16425	N	N	1651 NE 185th ST
1	402290	0910	11/01	340000	2440	0	7	1933	4	63600	N	N	19807 - 30th AV NE
1	866590	0114	04/02	310500	1080	310	8	1994	3	11200	N	N	2536 NE Perkins WY
1	401850	0090	05/02	284400	1240	580	8	1976	3	7260	N	N	3008 NE 201st PL
1	866590	0262	10/02	244400	1270	0	8	1957	4	8800	N	N	19008 Forest Park DR NE
1	267230	0050	07/01	246500	1300	0	8	1978	3	8160	N	N	19401 - 30th AV NE
1	402410	1599	04/01	250000	1300	580	8	1978	3	7936	N	N	2530 NE 178th ST
1	402470	0069	08/01	237500	1400	300	8	1969	3	7005	N	N	18242 - 24th AV NE
1	866590	0092	11/02	269000	1410	320	8	1958	3	10350	N	N	18959 Forest Park DR NE
1	401850	0010	04/01	245000	1470	350	8	1973	3	7125	N	N	3012 NE 200th ST
1	866590	0238	08/02	349500	1540	1200	8	1984	3	12000	N	N	18742 - 23rd AV NE
1	402290	1570	10/02	375000	1560	620	8	1978	3	27126	N	N	19535 - 35th AV NE
1	866590	0199	09/01	415000	1590	960	8	1979	3	9360	N	N	18606 - 21st PL NE
1	402410	1597	06/01	289900	1590	0	8	1978	3	7972	N	N	2548 NE 178th ST
1	402290	1331	08/01	307000	1830	0	8	1951	3	48351	N	N	19614 - 30th AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	260020	0150	01/01	290000	1890	0	8	1986	3	11296	N	N	2731 NE 184th PL
1	866590	0156	02/02	270000	1990	0	8	1956	4	7500	N	N	18511 - 24th PL NE
1	260020	0160	02/02	310000	2150	0	8	1986	3	7202	N	N	2735 NE 184th PL
1	397290	0360	06/01	306000	2270	0	8	2001	3	9507	N	N	1527 NE Perkins WY
1	866590	0194	11/02	395000	2310	810	8	1995	3	7003	N	N	2620 NE 184th PL
1	402290	0542	04/01	339000	2410	0	8	1984	3	32234	N	N	20255 - 37th AV NE
1	402290	1316	04/01	358000	2480	0	8	2001	3	6031	N	N	19706 - 30th AV NE
1	402290	1311	07/02	372500	2480	0	8	2001	3	6031	N	N	19720 - 30th AV NE
1	402290	1311	06/02	372500	2480	0	8	2001	3	6031	N	N	19720 - 30th AV NE
1	402290	1311	04/01	359950	2480	0	8	2001	3	6031	N	N	19720 - 30th AV NE
1	397170	2010	01/02	335000	2520	120	8	1938	5	17250	N	N	19031 - 18th AV NE
1	866590	0104	01/01	368500	2550	0	8	1978	3	35200	N	N	2568 NE 188th ST
1	263690	0273	01/01	335000	2610	0	8	2001	3	9000	Y	N	19519 - 23rd AV NE
1	402410	1412	01/01	399950	3160	460	8	2000	3	7357	N	N	17848 - 24th PL NE
1	402410	1407	06/01	395000	3160	460	8	2001	3	7207	N	N	18057 - 25th AV NE
1	259176	0070	01/02	345000	2190	0	9	1999	3	4882	N	N	18649 - 22nd PL NE
1	866590	0261	02/01	355000	2210	0	9	1993	3	15000	N	N	18980 Forest Park DR NE
1	866590	0290	06/01	369950	2280	0	9	1992	3	40950	N	N	18928 Lago PL NE
1	604200	0090	12/01	395000	2520	0	9	1994	3	7731	N	N	3010 NE 195th CT
1	402410	1521	10/02	398000	2830	0	9	2002	3	7200	N	N	2421 NE 180th ST
1	402410	1522	05/02	475000	3260	0	9	2002	3	7200	N	N	17847 - 24th PL NE
2	115410	0285	11/02	195000	770	0	6	1947	4	6500	N	N	4075 NE 174th ST
2	401990	0075	02/01	217950	820	300	6	1946	4	9945	N	N	18427 - 47th PL NE
2	032604	9115	07/01	247500	900	0	6	1918	5	9100	N	N	3710 NE 189th PL
2	402350	0605	08/02	195000	1240	0	6	1923	3	27010	N	N	2946 NE 178th ST
2	401990	0005	08/01	219950	1590	0	6	1916	4	6930	N	N	18487 - 47th PL NE
2	928970	0020	08/02	257500	1030	910	7	1989	3	8120	N	N	18212 - 29th PL NE
2	401930	0675	10/02	220000	1070	250	7	1942	4	12355	N	N	3834 NE 178th ST
2	401930	0165	03/01	270000	1120	1120	7	1949	3	21233	N	N	5030 NE 180th ST
2	115410	0005	08/01	289900	1150	550	7	1944	3	19707	N	N	4423 NE 178th ST
2	928990	0060	06/02	345000	1170	600	7	1957	3	33704	N	N	18329 - 28th PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	402350	0595	08/02	256000	1180	1010	7	1980	3	20082	N	N	2924 NE 178th ST
2	402350	0100	10/02	289950	1180	0	7	1922	4	21000	N	N	3006 NE 182nd ST
2	401930	0309	08/02	257990	1230	410	7	1928	4	19304	N	N	18410 - 40th PL NE
2	115410	0040	08/01	250000	1250	0	7	1946	3	27000	N	N	17234 - 44th AV NE
2	401930	0030	08/01	235000	1250	0	7	1972	3	17500	N	N	5031 NE 184th ST
2	402350	0517	05/02	280000	1310	340	7	1946	4	15000	N	N	3340 NE 178th ST
2	402350	0785	10/02	248000	1410	460	7	1928	3	14110	N	N	17855 - 29th AV NE
2	401930	0185	05/02	325000	1420	1300	7	1964	4	12630	N	N	4942 NE 180th ST
2	401930	0246	02/01	256250	1520	700	7	1979	3	9860	N	N	5222 NE 184th ST
2	267810	0015	05/02	219500	1540	0	7	1954	4	6260	N	N	18515 - 36th PL NE
2	402350	0192	02/02	240000	1590	0	7	1957	3	13680	N	N	2922 NE 182nd ST
2	401930	0680	12/01	232500	1660	0	7	1952	4	9697	N	N	17803 - 40th AV NE
2	401930	0345	08/02	428000	1900	300	7	1939	3	25700	N	N	18443 - 40th PL NE
2	402110	0090	02/02	330000	2180	0	7	1988	3	21132	N	N	18385 - 47th PL NE
2	401930	1025	01/02	277500	1340	940	8	1972	3	17000	N	N	18206 Ballinger WY NE
2	402350	0360	05/01	271000	1370	850	8	1977	3	10865	N	N	2910 NE 180th ST
2	771700	0090	05/02	300000	1440	430	8	1960	4	11570	N	N	3827 NE 190th PL
2	401930	1090	03/01	253000	1470	600	8	1957	3	16900	N	N	17807 - 47th AV NE
2	402350	0331	03/02	270000	1510	1180	8	1959	3	12750	N	N	3029 NE 182nd ST
2	034650	0069	10/01	304950	1510	1500	8	1964	4	9150	N	N	3751 NE 188th ST
2	401930	1225	09/01	318000	1540	1000	8	1954	4	9830	N	N	4728 NE 178th ST
2	401930	0400	07/02	350000	1590	0	8	1961	4	35615	N	N	18416 Ballinger WY NE
2	402350	0286	02/01	475000	1590	910	8	1959	3	24630	N	N	3333 NE 182nd ST
2	402110	0035	11/02	388500	1620	380	8	1955	4	40840	N	N	18360 - 47th PL NE
2	401930	0006	12/02	270250	1650	400	8	1984	3	20000	N	N	4945 NE 184th ST
2	401930	0251	12/01	275000	1740	0	8	1978	3	22540	N	N	18476 - 40th PL NE
2	771810	0020	12/02	359000	1810	480	8	1966	4	8160	N	N	3541 NE 187th ST
2	115410	0160	05/02	315000	1840	0	8	2001	3	7650	N	N	4012 NE 174th ST
2	402350	0227	06/02	440000	1850	800	8	1983	3	19895	N	N	2617 NE 185th ST
2	771700	0010	02/01	351500	1860	580	8	1962	4	15400	N	N	18924 - 37th AV NE
2	401930	1501	05/02	275000	1870	0	8	1959	4	9170	N	N	17575 - 47th AV NE

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Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	401930	0340	08/01	450000	1920	260	8	1990	3	30800	N	N	18439 - 40th PL NE
2	259200	0020	08/01	317000	1960	0	8	1977	3	10760	N	N	4320 NE 186th ST
2	401930	1250	11/01	435000	2050	400	8	1941	5	23500	Y	N	4780 NE 178th ST
2	402170	0031	06/02	435000	2070	590	8	1947	4	18750	N	N	5017 NE 180th ST
2	401930	0068	04/02	530000	2100	0	8	1981	3	16055	N	N	5253 NE 184th ST
2	681860	0010	03/01	311000	2220	0	8	1965	3	8925	N	N	18115 - 33rd AV NE
2	402350	0228	02/02	377000	2240	0	8	1984	3	15615	N	N	2619 NE 185th ST
2	402350	0353	11/02	297500	2280	0	8	1961	3	10632	N	N	2937 NE 182nd ST
2	401930	1440	08/02	500000	2290	600	8	1913	4	27800	Y	N	17561 Bothell WY NE
2	401930	0545	08/01	325000	2340	0	8	1953	3	17499	N	N	18450 - 35th AV NE
2	402350	0191	02/02	284950	2380	0	8	1993	3	7215	N	N	2978 NE 182nd ST
2	402350	0027	07/02	429000	2520	0	8	2002	3	8960	N	N	3416 NE 184th ST
2	402350	0891	06/01	430000	2700	1160	8	2001	3	7860	N	N	18044 - 28th AV NE
2	401930	0385	08/01	500000	2700	0	8	1920	4	44866	N	N	18442 Ballinger WY NE
2	401930	1316	09/02	310000	1360	1240	9	1973	4	10040	Y	N	5061 NE 178th ST
2	402350	0342	08/01	340000	1540	220	9	1979	3	15000	N	N	3001 NE 182nd ST
2	401930	1496	09/02	375000	1650	370	9	1965	4	14360	N	N	17559 - 47th AV NE
2	401930	1403	02/02	425000	1760	770	9	1954	3	14994	N	N	17444 - 47th AV NE
2	259730	0020	08/02	460000	1890	1890	9	1978	3	19908	Y	N	18015 - 53rd AV NE
2	401930	1495	04/01	525000	1980	120	9	1936	4	17660	N	N	17565 - 47th AV NE
2	401930	1073	02/02	384950	2420	0	9	1999	3	15003	N	N	17822 Ballinger WY NE
2	032604	9099	06/02	559000	2420	1200	9	1960	3	37477	N	N	3838 NE 189th PL
2	401930	1076	07/01	417500	2660	0	9	2001	3	13460	N	N	4620 NE 178th ST
2	401930	1596	04/02	1E+06	4000	0	11	1915	5	77101	Y	N	17602 Bothell WY NE
3	402770	0475	08/01	163800	770	0	6	1948	3	15040	N	N	19517 - 55th AV NE
3	402770	1065	12/01	200000	900	900	6	1992	3	20686	N	N	5710 NE 190th ST
3	402770	1251	01/02	183000	920	920	6	1935	3	8765	N	N	19212 - 53rd CT NE
3	402770	0800	07/01	166000	1020	0	6	1939	4	11202	N	N	5514 NE 195th ST
3	932095	0080	06/01	209000	1300	0	6	1946	3	7000	N	N	5447 NE 203rd PL
3	255816	0160	09/02	204000	770	580	7	1971	3	7000	N	N	6109 NE 204th ST
3	511600	0140	01/01	220000	860	840	7	1983	3	10640	N	N	5814 NE 204th PL

Improved Sales Used in this Annual Update Analysis

Area 4

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	345910	0320	08/01	210000	900	800	7	1976	3	7250	N	N	19843 - 55th AV NE
3	402770	0906	04/01	188950	940	0	7	1975	3	10323	N	N	5620 NE 202nd ST
3	402290	0269	06/02	225000	960	0	7	1992	3	10575	N	N	19717 - 40th CT NE
3	511600	0150	08/02	219500	1000	0	7	1983	3	10245	N	N	5806 NE 204th PL
3	885770	0050	08/02	255000	1010	0	7	1965	3	10000	N	N	3749 NE 194th ST
3	402770	0563	05/02	260000	1090	1060	7	1968	3	8510	N	N	20315 - 60th AV NE
3	402770	0335	06/02	310000	1120	1120	7	1957	3	16355	N	N	20206 - 54th PL NE
3	402290	2993	09/01	229500	1130	670	7	1959	3	14900	N	N	19014 - 40th PL NE
3	402770	1144	02/01	227500	1130	810	7	1964	3	9690	N	N	19041 - 53rd AV NE
3	402770	1319	11/02	241000	1130	360	7	1977	3	7170	N	N	19529 - 61st AV NE
3	402770	1140	11/02	209000	1140	0	7	1970	3	9626	N	N	19023 - 56th LN NE
3	401740	0017	07/02	247000	1140	640	7	1978	3	13900	N	N	19725 - 42nd AV NE
3	402770	0497	09/02	209000	1140	0	7	1960	3	9450	N	N	5403 NE 195th ST
3	928910	0210	06/01	265500	1150	690	7	1966	3	12700	N	N	19624 - 42nd AV NE
3	402770	0931	12/01	239950	1150	380	7	1980	3	7395	N	N	20424 - 60th AV NE
3	402290	0407	08/02	230000	1150	0	7	1960	3	14250	N	N	20433 - 39th PL NE
3	346100	0182	10/01	235000	1170	650	7	1961	3	11235	N	N	4918 NE 193rd ST
3	402770	0852	07/01	185000	1170	0	7	1967	3	7150	N	N	5634 NE 199th PL
3	402770	0544	09/02	229999	1200	0	7	1967	3	8115	N	N	19810 - 47th AV NE
3	402290	0287	04/02	240000	1220	810	7	1978	3	10250	N	N	4010 NE 197th ST
3	401740	0040	07/02	262000	1220	590	7	1960	3	11250	N	N	4204 NE 197th ST
3	255810	0190	08/02	235000	1260	580	7	1967	3	7050	N	N	20205 - 61st AV NE
3	345900	0260	08/02	305000	1260	540	7	1963	3	9990	Y	N	5102 NE 201st PL
3	022604	9048	04/01	182500	1270	0	7	1958	3	16203	N	N	19353 - 61st AV NE
3	346100	0190	04/02	255000	1270	700	7	1963	3	12920	N	N	4908 NE 193rd ST
3	259560	0090	10/01	193000	1290	0	7	1982	3	7600	N	N	19027 - 60th PL NE
3	402770	0911	09/02	218000	1300	0	7	1985	3	11326	N	N	19720 - 60th AV NE
3	379060	0100	11/01	259000	1330	980	7	1973	3	9576	N	N	19739 - 40th CT NE
3	721170	0040	07/02	259000	1340	620	7	1968	3	7160	N	N	19415 - 36th CT NE
3	402770	0807	03/01	228200	1340	0	7	1994	3	10436	N	N	5701 NE 197th ST
3	402770	0925	11/01	222000	1350	0	7	1981	3	10937	N	N	19615 - 61st PL NE

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Area 4

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	402940	0201	11/01	249000	1360	0	7	1983	3	7983	N	N	19530 - 35th AV NE
3	402770	1296	01/02	210500	1360	0	7	1959	3	15000	N	N	19531 - 61st AV NE
3	402940	0100	07/01	285000	1380	460	7	1962	3	30804	N	N	3524 NE 197th ST
3	402770	0529	03/02	263000	1390	0	7	1967	3	11000	N	N	19306 - 53rd AV NE
3	402770	1057	10/02	235000	1400	0	7	1974	3	9672	N	N	5305 NE 193rd ST
3	115563	0020	04/02	277500	1410	550	7	1975	3	9600	N	N	3523 NE 192nd PL
3	402770	0499	10/02	252000	1420	0	7	1960	5	12000	N	N	19326 - 53rd AV NE
3	255815	0060	04/02	260000	1430	1200	7	1968	3	7373	N	N	20034 - 61st CT NE
3	380000	0020	08/01	287000	1470	1220	7	1977	3	9600	Y	N	5405 NE 204th ST
3	402770	0718	05/02	243000	1500	0	7	1981	3	11338	N	N	19306 - 59th PL NE
3	402770	0872	06/02	220000	1510	0	7	1964	3	11000	N	N	5625 NE 202nd ST
3	731190	0010	03/02	239500	1520	0	7	1975	3	9000	N	N	3936 NE 199th ST
3	402770	0866	02/02	231000	1520	640	7	1967	3	11770	N	N	5605 NE 202nd ST
3	402290	4632	04/02	295000	1560	640	7	1985	3	9600	N	N	18930 - 45th PL NE
3	511600	0070	09/01	273950	1660	0	7	1983	3	7361	N	N	5719 NE 204th ST
3	402770	0811	09/01	180000	1780	0	7	1968	3	11080	N	N	5732 NE 197th ST
3	255810	0220	08/02	231000	1970	0	7	1965	3	8660	N	N	6025 NE 202nd ST
3	032604	9073	10/02	250000	2000	0	7	1960	3	18810	N	N	19213 - 37th AV NE
3	255816	0110	05/01	195000	2030	0	7	1971	3	7000	N	N	6120 NE 203rd ST
3	885770	0130	08/02	262400	2240	0	7	1949	4	14420	N	N	3916 NE 194th ST
3	402290	2101	09/02	270000	2280	820	7	1970	3	13000	N	N	19507 - 40th PL NE
3	402290	2021	08/02	337000	1110	760	8	1961	3	9600	N	N	19529 - 40th PL NE
3	402290	2002	05/02	280000	1140	1140	8	1960	3	15021	N	N	19552 - 38th AV NE
3	928900	0040	04/01	235000	1150	520	8	1960	3	9950	N	N	19543 - 38th AV NE
3	928900	0030	08/02	264500	1160	870	8	1960	3	9700	N	N	19551 - 38th AV NE
3	401711	0330	11/01	310000	1210	1020	8	1977	3	7200	N	N	20319 - 46th PL NE
3	402770	0927	06/02	257450	1240	800	8	1981	3	9418	N	N	6023 NE 205th ST
3	440070	0260	11/01	305000	1280	1130	8	1971	3	9320	N	N	19226 - 46th AV NE
3	402290	2120	09/02	294500	1280	1140	8	1967	3	17800	N	N	19616 - 44th PL NE
3	402770	0496	12/01	262500	1320	1320	8	1962	3	10300	Y	N	19519 - 55th AV NE
3	401760	0010	09/02	334000	1340	720	8	1967	3	10160	N	N	4002 NE 195th PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	345910	0070	11/02	284950	1350	750	8	1967	3	7030	N	N	5450 NE 200th PL
3	381960	0060	03/02	260000	1360	700	8	1978	3	13500	N	N	19603 - 61st AV NE
3	345900	0040	12/01	290000	1380	650	8	1964	3	18200	N	N	5309 NE 201st PL
3	401711	0080	12/01	260000	1400	650	8	1977	3	8260	N	N	4628 NE 201st PL
3	379060	0030	08/02	249900	1460	620	8	1976	3	9760	N	N	19742 - 40th CT NE
3	402290	4670	05/02	309950	1470	520	8	1955	3	31600	N	N	18717 - 45th CT NE
3	345900	0030	12/01	299500	1470	800	8	1964	3	16510	N	N	5301 NE 201st PL
3	662060	0140	06/02	318000	1500	630	8	1972	3	13500	N	N	5206 NE 190th ST
3	345910	0220	02/02	258000	1510	670	8	1970	3	7160	N	N	5437 NE 200th PL
3	402290	0104	06/01	271900	1530	1180	8	1973	3	8150	N	N	20353 - 42nd AV NE
3	402770	0796	04/02	314950	1530	1040	8	2002	3	7902	N	N	5634 NE 193rd ST
3	401710	0020	03/02	315000	1540	860	8	1968	3	10800	N	N	20362 - 45th AV NE
3	402770	0008	08/01	265000	1560	30	8	1978	3	10400	N	N	4531 NE 201st PL
3	345910	0090	12/01	262000	1570	770	8	1969	3	7810	Y	N	5432 NE 200th PL
3	402290	0256	05/01	295000	1610	880	8	1989	3	9491	N	N	19710 - 40th CT NE
3	402290	4910	04/01	260000	1630	960	8	1969	3	9570	N	N	18738 - 49th PL NE
3	440070	0020	03/01	355000	1630	1030	8	1964	3	9856	N	N	19421 - 46th AV NE
3	402290	1955	08/01	324950	1640	920	8	1978	3	37600	N	N	19560 - 38th AV NE
3	380000	0010	04/02	275000	1650	700	8	1967	3	9600	Y	N	5415 NE 204th ST
3	380000	0160	10/02	309950	1680	970	8	1975	3	9322	N	N	4765 NE 203rd ST
3	662060	0150	11/01	318000	1740	680	8	1968	3	9830	N	N	19206 - 51st AV NE
3	276371	0130	07/02	330000	1740	430	8	1976	3	9830	Y	N	4950 NE 194th PL
3	345970	0010	08/01	289000	1790	950	8	1978	3	8760	N	N	4050 NE 204th ST
3	345970	0270	10/01	349900	1810	900	8	1980	3	10240	N	N	20229 - 41st PL NE
3	440090	0010	04/01	338500	1860	810	8	1967	4	11910	N	N	19325 - 47th AV NE
3	402290	2965	07/01	324000	1900	710	8	1980	3	14700	N	N	4026 NE 195th ST
3	402290	3272	08/02	335000	1920	0	8	1969	3	12000	N	N	4518 NE 190th CT
3	932340	0030	10/01	355000	2090	810	8	1974	3	17170	N	N	4024 NE 185th ST
3	440070	0541	08/02	295000	2140	0	8	1971	3	9557	N	N	4640 NE 187th PL
3	402770	1256	01/01	263000	2160	0	8	2000	3	9076	N	N	5403 NE 197th ST
3	342510	0045	05/01	317500	2190	0	8	1984	3	13494	Y	N	19719 - 53rd AV NE

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Area 4

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	073200	0090	09/01	294000	2300	0	8	1966	3	10370	N	N	18616 - 41st PL NE
3	402770	0468	06/02	395900	2320	0	8	1998	3	10501	N	N	19531 - 55th AV NE
3	402770	0781	03/02	359950	2410	0	8	2001	3	8890	N	N	19300 - 58th PL NE
3	073200	0100	05/01	319950	2430	0	8	1966	3	9740	N	N	18604 - 41st PL NE
3	032604	9103	06/02	340000	2470	0	8	2002	3	8550	N	N	3505 NE 95th ST
3	662060	0180	06/01	390000	2530	1310	8	1967	3	10880	N	N	19224 - 51st AV NE
3	402290	1763	05/02	455000	2550	1470	8	1992	3	29691	N	N	3642 NE 195th ST
3	345970	0240	11/01	365000	2580	0	8	1978	3	8770	N	N	4039 NE 204th ST
3	402290	2900	08/01	420000	2810	0	8	1976	3	23624	Y	N	4415 NE 195th PL
3	032604	9023	09/01	450000	2960	0	8	2001	3	8097	N	N	19028 - 37th AV NE
3	259320	0140	11/01	340000	3110	0	8	1983	3	11400	N	N	3740 NE 192nd ST
3	402290	2905	08/01	345000	1680	800	9	1976	3	14769	N	N	19526 - 40th PL NE
3	402290	2560	05/02	354950	2190	100	9	1975	3	20777	N	N	4017 NE 196th CT
3	402290	2732	02/01	344000	2320	0	9	2000	3	10800	N	N	4403 NE 195th PL
3	402770	0467	08/01	399900	2440	1020	9	2000	3	5610	N	N	19547 - 55th AV NE
3	402770	0780	09/02	349950	2590	0	9	2002	3	10521	N	N	19315 - 59th PL NE
3	402770	0395	04/01	386950	2890	0	9	2000	3	16539	N	N	19823 55th AV NE
3	032604	9110	07/02	515000	3060	0	9	1993	3	12528	N	N	19025 - 37th AV NE
3	402770	1255	02/01	400000	2160	590	10	2000	3	14593	Y	N	19206 - 53rd CT NE
3	402770	0662	02/02	730000	3150	550	10	2000	3	9630	Y	N	5935 NE 201st ST
4	112604	9045	07/01	320000	1030	240	6	1946	3	15477	Y	N	6232 NE 182nd ST
4	386240	0010	11/01	203000	1090	0	7	1964	3	13200	N	N	5014 NE 188th ST
4	883190	0090	04/01	179950	1120	340	7	1965	3	7896	N	N	18431 - 61st AV NE
4	381870	0171	07/02	235000	1130	930	7	1956	3	11226	N	N	6114 NE 185th ST
4	386240	0070	01/01	220000	1180	580	7	1965	3	16994	N	N	4927 NE 190th ST
4	670810	0055	05/01	239000	1300	650	7	1962	3	11643	N	N	19114 - 67th AV NE
4	381670	0130	08/02	226450	1440	0	7	1954	3	12000	N	N	18710 - 61st PL NE
4	012604	9212	11/01	295000	1490	580	7	2001	3	9603	N	N	6707 NE 195th ST
4	883350	0220	07/01	330000	1550	350	7	1976	3	14906	Y	N	19221 - 65th PL NE
4	670820	0160	04/01	377000	1660	1660	7	1969	4	12260	N	N	19338 - 67th AV NE
4	381870	0191	03/01	219000	1680	0	7	1954	4	9489	N	N	18555 - 61st PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	670820	0190	10/02	299000	1700	670	7	1976	3	14510	N	N	19312 - 67th AV NE
4	670820	0080	02/01	235000	1710	650	7	1976	3	12036	N	N	19415 - 66th PL NE
4	883350	0050	03/02	325000	1800	70	7	1976	3	13577	Y	N	6511 NE 192nd PL
4	381670	0080	07/02	325000	1300	630	8	1977	3	11250	Y	N	18731 Kenlake PL NE
4	617893	0180	11/02	255000	1330	1240	8	1980	3	9863	N	N	18830 - 66th AV NE
4	617893	0300	10/01	260000	1350	700	8	1985	3	9600	Y	N	18730 - 65th PL NE
4	381550	0180	11/01	262000	1380	1060	8	1960	4	11620	N	N	18224 - 66th AV NE
4	381550	0175	10/01	220000	1380	0	8	1960	3	16146	N	N	18234 - 66th AV NE
4	112604	9095	05/02	265000	1410	700	8	1954	3	10208	Y	N	18222 - 62nd AV NE
4	381550	0135	09/02	254900	1410	360	8	1960	3	10823	N	N	18239 - 66th AV NE
4	381670	0110	04/02	249500	1490	0	8	1955	3	9525	N	N	6170 NE 187th PL
4	381550	0055	04/01	289900	1500	800	8	1958	3	16078	N	N	18410 - 64th AV NE
4	883350	0140	08/01	295000	1500	670	8	1976	3	16414	N	N	6513 NE 191st ST
4	414090	0250	08/01	269000	1510	800	8	1972	3	17775	Y	N	18807 - 56th AV NE
4	883290	0745	07/02	300000	1510	430	8	1960	3	10803	Y	N	6014 NE 181st ST
4	381550	0010	10/02	275000	1540	630	8	1961	3	9630	N	N	6486 NE 184th ST
4	381550	0085	07/01	315000	1550	1550	8	1959	3	18640	N	N	6409 NE 183rd ST
4	883290	0055	07/02	374950	1620	580	8	1960	4	12066	Y	N	5735 NE 180th ST
4	617870	0051	11/02	321000	1620	1080	8	1956	4	9490	Y	N	6232 NE 184th ST
4	381550	0075	06/02	269900	1620	0	8	1959	3	10469	N	N	6434 NE 183rd ST
4	039700	0070	01/01	295000	1660	1370	8	1976	3	10800	Y	N	18734 - 64th LN NE
4	617893	0160	02/01	340000	1660	1660	8	1985	3	10121	N	N	18822 - 66th AV NE
4	039700	0150	07/02	340000	1670	600	8	1968	3	9000	Y	N	6458 NE 186th ST
4	618170	0645	10/01	246500	1680	0	8	1957	3	9001	N	N	6268 NE 182nd ST
4	883290	0265	04/01	305000	1710	870	8	1960	3	10450	Y	N	5508 NE 180th ST
4	381670	0005	04/02	422500	1740	900	8	1953	3	13200	Y	N	18705 - 62nd AV NE
4	617893	0540	04/01	385000	1760	970	8	1979	3	9666	Y	N	6470 NE 186th ST
4	617893	0420	06/01	319950	1790	920	8	1979	3	9903	Y	N	6465 NE 186th ST
4	039700	0030	03/02	290000	1840	0	8	1976	3	9660	Y	N	6504 NE 188th ST
4	386240	0090	08/02	310000	2060	630	8	1984	3	14577	N	N	4907 NE 187th PL
4	414009	0040	05/01	262000	2080	0	8	1977	3	7925	N	N	19020 Kenlake PL NE

Improved Sales Used in this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	402290	6066	05/02	305000	2290	0	8	1995	3	16696	N	N	18517 - 53rd AV NE
4	414009	0080	10/02	344950	2580	550	8	1972	3	6900	N	N	19124 Kenlake PL NE
4	689181	0020	08/02	400000	2780	0	8	1982	3	8944	N	N	6436 NE 192nd PL
4	414090	0120	10/01	393900	3060	0	8	2001	3	13300	N	N	5565 NE 187th ST
4	883290	0320	02/02	420000	1660	1660	9	1965	3	10461	Y	N	18300 - 57th AV NE
4	883290	0100	06/01	450000	1730	260	9	1954	3	23326	Y	N	5661 NE 180th ST
4	883290	0345	08/02	350000	1750	1750	9	1957	3	11230	Y	N	18235 - 58th AV NE
4	883290	0600	04/02	465000	1810	580	9	1964	3	15543	Y	N	5800 NE 181st ST
4	617870	0064	05/02	470000	1820	320	9	1977	3	24750	Y	N	18505 - 63rd AV NE
4	402290	7720	04/01	385500	1910	1160	9	1984	3	13529	Y	N	19724 - 30th AV NE
4	402290	6313	09/02	453450	1960	850	9	1960	3	18827	Y	N	5313 NE 190th ST
4	617893	0440	08/02	439000	2070	570	9	1993	3	11140	Y	N	6513 NE 186th ST
4	883290	0635	11/02	560000	2220	1380	9	1971	3	11800	Y	N	5839 NE 181st ST
4	883290	0555	10/02	325000	2270	0	9	1956	3	11575	Y	N	5823 NE 182nd ST
4	883290	0180	06/02	486000	2330	1010	9	1957	3	14416	Y	N	5516 NE 182nd ST
4	689181	0050	05/02	375000	2570	0	9	1987	3	8787	N	N	19232 - 64th PL NE
4	689181	0380	03/01	395000	2580	0	9	1982	3	13661	Y	N	19116 - 64th CT NE
4	689180	0310	05/01	469000	2660	0	9	1989	3	8874	N	N	6328 NE 194th ST
4	689181	0220	11/02	455000	3050	0	9	1984	3	10975	N	N	6368 NE 193rd PL
4	689180	0030	03/01	450000	3230	0	9	1987	3	11072	N	N	6405 NE 192nd PL
4	689181	0070	07/02	470000	3370	0	9	1989	3	8825	N	N	19306 - 64th PL NE
4	689182	0220	12/01	482000	3680	0	9	1988	3	11514	N	N	19017 - 62nd AV NE
4	883290	0190	09/02	534000	3710	650	9	1990	3	12821	Y	N	5536 NE 182nd ST
4	402290	6310	06/01	462000	2050	680	10	1962	3	22230	Y	N	18523 - 53rd AV NE
4	381670	0070	01/02	492500	2910	0	11	1981	3	15400	Y	N	18765 Kenlake PL NE
4	617870	0065	10/01	418000	2990	0	11	1978	3	10725	Y	N	6208 NE 185th ST

Vacant Sales Used in this Annual Update Analysis
Area 4

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
3	402290	2523	7/12/02	110000	9739	N	N
1	866590	0233	6/15/01	127500	32367	N	N
2	402230	0036	6/26/02	132000	11550	N	N
3	402290	2733	4/11/02	102500	11325	N	N
3	032604	9023	1/25/01	127500	8097	N	N
4	381870	0123	6/12/02	76000	5737	N	N
2	032604	9014	8/1/02	130000	14000	N	N
2	259730	0050	11/6/01	135000	20300	N	N
1	402410	1547	4/18/02	92000	6350	N	N
1	402290	1630	5/28/02	110000	22960	N	N
4	670810	0006	12/20/01	75000	4792	N	N